



## STAFF REPORT

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**MEETING DATE:** March 12, 2026

**ITEM TITLE, PRESENTER:** Consideration and Approval of a Sign Permit for EPIC 4X4, 11860 S Highway 191. [**Packet Item 5**]

**RECOMMENDATION:** Make a motion approving the Sign Application using the outline of the Spanish Valley sign ordinance.

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### SUMMARY

On February 19 and 24, 2026, the County received a Sign Permit Application from Bud Signs on behalf of EPIC 4X4 for property located at 11860 S Highway 191 within the Moab Business Park. Based on the application materials, the property is located in Spanish Valley and falls within the Spanish Valley **Highway Commercial Zoning District**. A review of the applicable ordinance indicates that signs are permitted in this zone subject to the following criteria. For reference, the relevant ordinance provisions can be found on *pages 60–75 and 48–49 of the Spanish Valley ordinance* for Commission review.

### STAFF REVIEW

**BUILDING LINE** A vertical surface intersecting the ground along a line at which the front of the building occupies the lot on which it is constructed. (*Page 61 Spanish Valley Ordinance*)

**SIGN, ILLUMINATED** A sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper

4. Wall Signs: Wall signs which are permanently attached or painted with a projection of less than twenty four inches (24"), shall be permitted; provided, that the area of any such sign shall not exceed twenty percent (20%) of the face of the front wall to which it is attached, nor more than ten percent (10%) of the face of a side or rear wall; and further provided, that it does not rise above the roofline or parapet wall. (*Page 69 Spanish Valley Ordinance*)

**Given:**

Building Frontage: **20 ft × 100 ft = 2,000 sq. ft.**

**Allowable Sign Area:**

2,000 sq. ft. × 20% = **400 sq. ft. allowable sign area**

**Proposed Signs:**

Sign 1: **204 in × 93 in = 131.75 sq. ft.**

Sign 2: **284 in × 16 in = 31.56 sq. ft.**

**Total Sign Area:**

131.75 sq. ft. + 31.56 sq. ft. = **163.31 sq. ft.**

**Compliance:**

**163.31 sq. ft. < 400 sq. ft. allowable**

I. Lights and Lighted Signs See Spanish Valley Outdoor Lighting and Sign Illumination Standards for requirements. (*Page 73 Spanish Valley Ordinance*)

Permitted Sign Illumination Signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated (*Page 48 Spanish Valley Ordinance*)

B. Standards for Internally Illuminated Signs:

- Only sign text areas and logos may be illuminated on an internally illuminated sign.
- Internally illuminated signs shall use semi-opaque materials for sign text and logos such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign text and logos. Non-text portions of the sign (e.g., background and graphics other than the logo) shall be made of completely opaque material. (*Page 49 Spanish Valley Ordinance*)

**Compliance:**

**Lighting as per page 48 and 49**

**STAFF RECOMONDATIONS**

Make a motion approving the Sign Application using the outline of the Spanish Valley sign ordinance.